

Minutes
Baltimore County Design Review Panel
February 12, 2020
Approved

Contents

Call to order and announcements

Review of today's agenda

Minutes of the December 11, 2019 meeting (no meeting held in January 2020)

Items for initial or continued discussion

1. 1726 Reisterstown Road, Overall Master Plan, Pikesville Commercial Review
2. Lot 10 Murray Hill Road, RRLRAIA Residential Review

Adjournment of the Board meeting

Appendices

Appendix A
Appendix B

Agenda
Minutes – December 11, 2019 meeting, as approved

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Baltimore County **Design Review Panel**
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Call to order

Design Review Panel (DRP) Chair, Mr. John DiMenna, called the regularly scheduled meeting of the Baltimore County DRP to order at 6:00 p.m. The following panel members were:

Present

Mr. Joseph Ucciferro
Ms. Kelly Ennis
Ms. Cecily Bedwell
Mr. Donald Kann
Mr. John DiMenna

Not Present

Mr. Matt Renauld
Mr. Qutub Syed
Ms. Nikki Brooks
Mr. Matt D'Amico

County staff present were: Jeff Mayhew, Marta Kulchytska and Brett W. Williams

Minutes of the December 11, 2019 Meeting

Ms. Kelly Ennis moved the acceptance of the December 11, 2019 draft minutes. The motion was seconded by Ms. Cecily Bedwell and passed by acclamation at 6:01 p.m.

The approved minutes are filed as Appendix B.

ITEM 1

PROJECT NAME: 1726 Reisterstown Road, Overall Master Plan

DRP PROJECT #: 621

PROJECT TYPE: Pikesville Commercial Review

PROJECT DESCRIPTION:

The presentation was given by Mr. Matt Bishop, Landscape Architect of Colbert, Matz and Rosenfelt.

The site consists of a Double Tree by Hilton Hotel, a Coppermine Racquet and Fitness Club, an Old Line Bank, and various retail, commercial, and office spaces.

The subject of this DRP meeting was to review the revised overall master plan layout. At the last DRP meeting on December 11, 2019, the following conditions were asked to be addressed:

1. Further develop the design of pad A1/A2 and how its relationship to Reisterstown Road, the hotel entrance site and the office/pads development site can be celebrated. Specifically, enhanced landscaping in conjunction with masonry piers and ornamental fencing at Reisterstown Road and along the entry drive, clearly defined pedestrian sidewalks on both sides of the parking lot access drive with street trees, enhanced crosswalk design with either special pavers or colors, pedestrian scale lighting and signage shall be incorporated into the designs.
2. Once the architecture of the pad A1/A2 is fully designed it will come back to the DRP.

Mr. Bishop explained how the conditions listed above were addressed by stating the following:

- The circulation issues around the Starbucks has been improved and two additional stacking spaces have been provided.
- Sidewalks with raised pavers in the travelway connecting all the pad sites have been proposed.
- Decorative fence with the masonry piers has been provided.
- Outdoor seating areas for pad sites 1 and 2 have been provided.
- Seating areas and trash receptacles at the corner of Reisterstown Road have been proposed.

SPEAKERS:

There were no speakers signed up to speak for this project.

DESIGN REVIEW PANEL COMMENTS:

DRP Chair, Mr. John DiMenna opened up the floor to the panel members for discussion.

Mr. Joe Ucciferro stated that the overall master plan looks good and complimented the proposed masonry piers and landscaping.

Ms. Cecily Bedwell asked about materials of the proposed fence and if the piers will have capstones. She also inquired if the applicant is considering LED lighting and if the lighting will be under 16 feet at the pedestrian scale.

Ms. Kelly Ennis had no comments.

Mr. Donald Kann suggested to increase the visibility by removing the proposed trees at the corner access point into the site off access drive and to consider placing way-finding signage on the other side of the road.

Mr. John DiMenna had no additional comments.

DISPOSITION:

Mr. Joe Ucciferro made a motion to approve the overall master plan with the following conditions:

1. The two trees at the corner access point into the site off access drive should be removed.
2. The proposed fence pillars are to include capstone.
3. LED lighting is to be used for pedestrian scale light fixtures.
4. Whether asphalt or concrete, the crosswalks should have contrasting color to adjacent paving.

The motion was seconded by Ms. Kelly Ennis and approved by acclamation at 6:19 p.m.

ITEM 2

PROJECT NAME: Lot 10 Murray Hill Road

DRP PROJECT #: 623

PROJECT TYPE: RRLRAIA Residential Review

Before the presentation Ms. Marta Kulchytska stated that the Ruxton Residential Reviewers were not available to serve on the Design Review Panel. Additionally, Ms. Kulchytska reported that the residential reviewer Mr. Fran Anderson had reviewed the project prior to the meeting and provided comments via email. Copies of the email were distributed to the panel members during the meeting and all parties who were in attendance of the meeting were agreeable to this review process.

PROJECT DESCRIPTION:

The presentation was given by Mr. Daniel E. Loveless, Civil Engineer at Whitman, Requardt & Associates, and Mr. Jeremiah Potter, Architect at W.C. Ralston Architects.

The proposed building is a brick and hardi siding single-family residence with a three-car garage, a wrap-around porch with aluminum railing and a breezeway. It has an asphalt driveway and grass storm water management (SWM) swales.

Mr. Loveless stated that the Murray Hill Architectural Committee is in agreement with the architectural design but had an issue with the proposed railing. The proposed project is located on an undersized lot which has been granted zoning approval. A circular drive was designed for smoother ingress and egress. There are SWM swales on the site that are currently under review with the county for approval. The mature trees (Maple and Pine) at the rear of the site will be preserved.

SPEAKERS:

There were no speakers signed up to speak for this project.

DESIGN REVIEW PANEL COMMENTS:

DRP Chair, Mr. John DiMenna opened up the floor to the panel members for discussion. He asked Ms. Kulchytska to read the comments from the residential reviewer Mr. Fran Anderson. (Please see the attachment).

Mr. DiMenna asked if Murray Hill Architectural Committee is satisfied with the proposed materials.

Mr. Loveless presented two letters from Murray Hill Architectural Committee dated October 31, 2019 and February 6, 2020 and stated that overall the committee is satisfied with everything and explained that the applicant proposes the aluminum railing.

Mr. Donald Kann asked if the brick will be carried all the way around.

Ms. Kelly Ennis asked to consider the shutters on the other elevations.

Mr. John DiMenna suggested that there should be more consistency with the shutters.

Ms. Cecily Bedwell stated the proposed aluminum rail does not need to be upgraded. She was concerned about detailing of the window sill.

Mr. Joe Ucciferro had no comments to the plan.

DISPOSITION:

Ms. Cecily Bedwell made a motion to approve the proposed building with the following conditions:

1. The windows and siding elevations should have differentiated sill and apron trim to function properly.
2. The corner trim is to be 1 by 6.

The motion was seconded by Ms. Kelly Ennis and approved by acclamation at 6:52 p.m.

The meeting was adjourned at 6:53 p.m.

